

| Locator Map | App No. | Request | 2010 Staff Comments | 2010 Planning Commission Comments | 2010 Recommendations |
|-------------|---------|--------------------------------------|--|-----------------------------------|----------------------|
| 7 | 160 | RDD10 to Mineral Resource Land (MRL) | <p>The 2002 application was to change RDD10 zoning for approximately 76-acres to MRL. The 2008 ARL work resulted in property being designated ARL because it met ARL criteria. Staff will review this request using the current ARL zoning.</p> <p>This large parcel includes prime soils, there is evidence of ag activity, and land is enrolled in current use ag tax program.</p> <p>The application includes sound reasoning for MRL designation and it is within close proximity to existing MRL. However, the presence of agricultural use and ARL criteria on this property and the surrounding area is an indicator that ARL may be the most appropriate designation.</p> | | |
| 7 | 8 | RDD10 to RDD5 | <p>2002 application to rezone 40-acre parcel from RDD10 to RDD5. The parcel is traversed by a county road and has large parcels (70 to 127-acres) to the north and south with forest and medium density residential development to the east and west. Residential lots to the east and west average 5-acres in size. A 14-acre tract immediately to the west is undeveloped due to mapped slope and slide hazards.</p> <p>There is evidence of forest activity on most of the property and it is classified as forest use by the assessor. There is a mapped slide area encompassing about 2 ½ acres in the southwest corner. Surrounding zoning includes RDD10 to the east, west, south, and RDD20 to the north. The Centralia city limits are within 3 miles to the west. Rezoning would create an island or “spot zone” that is different from surrounding properties to the benefit of one property owner and potentially impact surrounding timber uses to the north and south.</p> | | |
| 2 | 8 | RDD10 to RDD5 | <p>2002 application to change approximately 476 acres which includes 27 parcels within 1 to 2 miles of the Centralia city boundaries. The parcels range in size from 83 to 2 1/2 acres with the majority under 20 acres. (6 of them are less than 5 acres and 7 of them are between 5 and 20 acres).</p> <p>There is RDD5 zoning immediately west (and adjacent to some) of the subject parcels.</p> <p>There are limited critical areas which include scattered mapped slide areas, hydric soils, and wetlands.</p> <p>The subject area (all 476-acres) is part of a larger area already characterized by a mix of parcels similar to the subject applicants. This larger area consists</p> | | |

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| | | | of approximately 90 parcels on 725-acres with single family homes. There are 2 larger forested parcels to the north and much of this area appears to be predominately used to grow trees. Uses to the east, across Grimes Rd. include a mix of residential but mostly undeveloped acreage on 5 to 10-acre tracts. Uses to the south consist of larger undeveloped properties in timber and forest use. | | |
| 47 | 10 | RDD10 to RDD5 | <p>This 2002 application contains two discrete areas for review.</p> <p>First, there is a northern section to the northwest of the intersection at SR 508 and Van Hoeson Rd. The application consisted of approximately 49-acres and six parcels in this section. All but one of them is under different ownership at this time. Therefore, only one of the original signatures on the request is valid for the initiation of a rezone request. Also, this northern area met ARL criteria and was so designated in 2007. Staff will review the one remaining 17-acre parcel as the subject in this northern area under the current ARL zoning.</p> <p>This parcel contains prime soils, appears to be in active ag use and is part of a larger ARL block. There has been no evidence submitted that the ARL designation was made in error or that conditions have changed.</p> <p>Second, there is a southern section off of Johnson Rd. W. This parcel is currently zoned RDD5. No further action is needed.</p> | | |
| 43 | 10 | RDD10 to RDD5 | <p>2002 application was made to change approximately 40-acre on two parcels (17.5 acres and 21.49 acres) fronting SR 508. The subject area is contained within a larger block of RDD10 zoning. There appears to be one single family home with barns on the subject area.</p> <p>The nearest higher intensity use is approximately 2 miles southeast. The 17.5 acre most northern parcel has limited access.</p> <p>There are no mapped significant critical areas.</p> <p>The surrounding uses include large parcels (20+) of forest land to the north, 6 to 10-acre parcels of vacant land to the west, and 2.5 to 7 acres parcels to the east with about half of them developed for single family homes.</p> | | |

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| | | | Rezoning this to RDD5 would create a “spot zone” for the benefit of a single property owner. | | |
| 98 | 10 | RDD5 to Small Town Mixed Use (STMU) | 2002 application to change approximately 25-acres immediately east of Onalaska from RDD5 to STMU. Adjacent zoning to the north and east of subject area is zoned RDD5 and STMU to the west and south (Onalaska). The STMU designation under GMA is a Limited Area of More Intense Rural Development (LAMIRD). RCW 36.70A.070 and County Comprehensive Planning policies provide framework for LAMIRDS. By law, LAMIRD boundaries were created and are confined by the logical outer boundary of development that was in existence on July 1, 1990. There is no evidence that the subject property contained more intense rural development at that time. | | |
| 122 | 9 | Class B Ag and RDD10 to RDD5 | <p>2002 application consists of 2 properties. The request is to rezone one 11.6 acre parcel that was zoned Class B Ag to RDD5 and the other 15.8 acre from RDD10 to RDD5. They both front the south side of North Fork Rd. and are separated by a 2.2 acre parcel also fronting North Fork Rd.</p> <p>In 2008, the northern 11.6 acre RDD 10 piece met the ARL criteria and was designated ARL. There is no evidence to suggest an ARL designation was made in error , the parcel meets ARL criteria, and conditions have not changed.</p> <p>The southern 15.5 acres (Class B Ag zoned parcel) did not meet ARL criteria and was rezoned RDD10 during ARL process. Staff will review request under current zoning.</p> <p>Current use on parcel is ag and residential. It is enrolled in ag open space tax program. Critical areas impact majority of parcel. They include significant mapped wetlands, areas subject to flooding, shoreline jurisdiction along Newaukum River, and sensitive aquifer recharge areas.</p> <p>The parcel is adjacent to a large block of ARL to the north, across North Fork Rd and to the northeast. Zoning to the south and west is RDD10. There is a mix of larger 40-acre parcels and some smaller parcels (approximately 6-acres). The nearest RDD5 area is located about 1 mile away to the west. Birchfield FCC is about 2 miles to the southeast. The existing RDD10 development pattern provides a buffer for adjacent farming activities,</p> | | |

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| | | | protects critical areas, and is generally consistent with the character of use and intensity evident in the area. Rezoning would constitute a “spot zoned” area. | | |
| 173 | 9 | ARL to RDD5 | <p>2009 application was made following ARL designation of 2 parcels under single ownership. One of them is 21.92 acres and the other is 1.55 acres. The property met ARL criteria; there are prime soils, it is being managed and taxed as agland, and it is part of a larger 900 acre+ block of ARL with prime soils being used for agriculture. There is evidence of ag activity on the 22-acre parcel in conjunction with a larger 40-acre parcel immediately to the south.</p> <p>The applicant did submit a declaration that the parcel does not have soils that are “classified prime farmland if drained” and that the parcel is not drained nor is it irrigated.</p> <p>The parcel appears to have approximately 4 to 5 acres of prime soils that are classified prime if drained and soils on remaining acreage is mapped as prime farmland with no conditions. Approximately 1/3 of the southern portion of property contains hydric soils.</p> <p>Uses to the west include timber on a 23-acre tract and a mix of rural residential to the east with parcel sizes ranging from 5 to 18 acres. Zoning immediately east of the parcel is RDD5 and all other sides are adjacent to ARL.</p> <p>Removing this property from ARL designation would convert and potentially interrupt the current pattern of ag use within the greater 900 acre block by allowing a rural residential 1 in 5 development pattern to emerge.</p> | | |
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